



Maxey Drive, Middlestone Moor, DL16 7GT
4 Bed - House - Detached
£250,000

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A modern four-bedroom detached home offering stylish interiors, generous family accommodation and an impressive garden lifestyle, complete with a detached summerhouse, integral garage and superb open-plan kitchen/dining space. The property makes an excellent first impression, with a smart red-brick frontage, private driveway, garage and well-maintained front garden. Inside, contemporary finishes, natural light and a practical layout create a welcoming home designed for modern family living.

The entrance hallway leads to a bright front-facing living room, featuring a stylish media wall and feature fireplace — an ideal space for relaxing and unwinding. To the rear, the impressive open-plan kitchen/dining room forms the heart of the home. Sleek dark cabinetry, warm worktops, integrated appliances and patio doors overlooking the garden create a versatile space perfect for everyday living, dining and entertaining. A separate laundry room and ground-floor WC add further practicality, while the integral garage provides useful storage and flexibility. Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with excellent wardrobe and dressing space. The remaining rooms offer flexibility for children, guests, a home office or dressing room, with two bathrooms serving the floor. The beautifully landscaped rear garden combines lawn, decking and patio seating areas, providing a fantastic outdoor space for relaxing and entertaining. The detached summerhouse adds valuable versatility, ideal as a home office, studio, gym, hobby room or garden retreat.

Situated in a modern residential setting in Middlestone Moor, the property is conveniently positioned for schools, amenities, transport links and local services.

Offering four bedrooms, stylish living space, a landscaped garden, integral garage and versatile summerhouse, this is a superb family home that is ready to enjoy from day one.

EPC Rating
Council Tax Band D

Hallway

A composite entrance door opens into the welcoming hallway, featuring stairs to the first floor, a useful understairs storage cupboard, and a convenient ground floor cloakroom/WC.

W/C

Ground floor WC fitted with a wash hand basin, part-tiled walls, and extractor fan.

Lounge

16'8 x 9'9 (5.08m x 2.97m)

UPVC double glazed window to the front elevation and attractive feature wall panelling, creating a stylish and contemporary finish.

Kitchen / Diner

8'10 x 19'7 (2.69m x 5.97m)

The kitchen is beautifully fitted with a comprehensive range of contemporary wall, base and drawer units, complemented by stylish work surfaces and a one-and-a-half bowl sink unit featuring a modern jet spray mixer tap. A UPVC double glazed window overlooks the rear aspect, whilst UPVC double glazed French doors provide direct access to the rear garden, creating an abundance of natural light and a seamless connection to the outdoor space. Further benefits include space for an American-style fridge/freezer, an integrated dishwasher, and a high-quality NEFF electric oven with induction hob, making this an ideal space for both everyday family living and entertaining.

Utility room

7'7 x 5'3 (2.31m x 1.60m)

Base units, Plumbing for washing machine, tiled splashbacks, stainless steel sink unit with mixer tap, Stable rear door, wall mounted cupboard housing the boiler.

Landing

Bedroom One

12'10 x 16'3 (3.91m x 4.95m)

Two UPVC Double glazed windows to front, en-suite

Ensuite

Shower cubicle with shower off the mains, fully tiled walls, chrome heated towel rail, W/C, pedestal wash hand basin.

Bedroom Two

9'2 x 12'11+ robes (2.79m x 3.94m+ robes)

Well-proportioned bedroom enjoying a UPVC double glazed window overlooking the rear aspect, allowing for plenty of natural light. The room further benefits from a range of fitted sliding wardrobes, providing excellent built-in storage whilst maximising the available floor space.

Bedroom Three

9'2 x 12'0 (2.79m x 3.66m)

A well-sized bedroom benefiting from a UPVC double glazed window overlooking the rear aspect, providing an abundance of natural light, together with a radiator ensuring comfort throughout the year.

Bedroom Four

9'2 x 8'9 (2.79m x 2.67m)

A well-sized bedroom benefiting from a UPVC double glazed window overlooking the rear aspect, providing an abundance of natural light, together with a radiator ensuring comfort throughout the year.

Bathroom

The family bathroom is fitted with a stylish white suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin. A UPVC double glazed window to the side elevation provides natural light, while fully tiled walls and a chrome heated towel rail complete the room, creating a modern and low-maintenance finish.

Externally

the property enjoys attractive wrought iron railings and gated access to the front, leading to a tarmac driveway providing off-road parking and access to the integral garage. A side passage gives convenient access to the rear garden, which has been designed with outdoor enjoyment in mind and features a decked seating area, external water tap, and power points. Completing the outdoor space is a fantastic summer house with both power and lighting, offering versatile use as a home office, gym, bar, or entertaining area.

Agents Notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

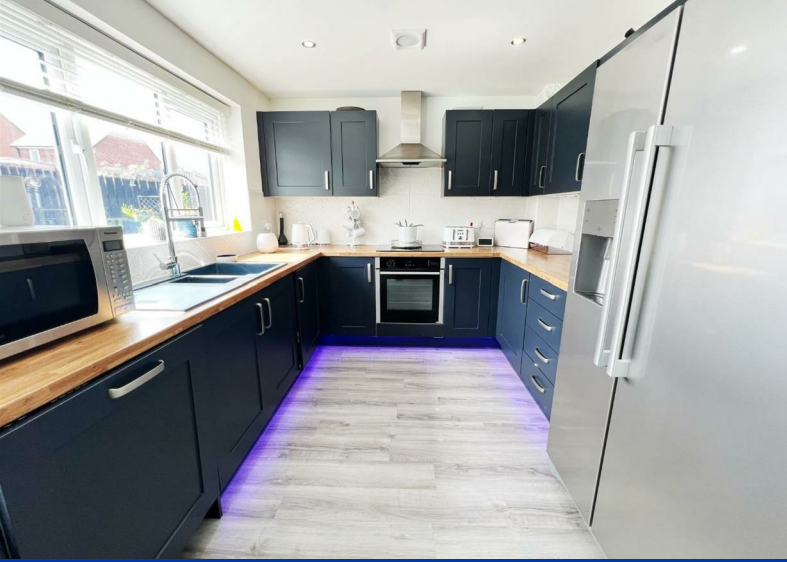
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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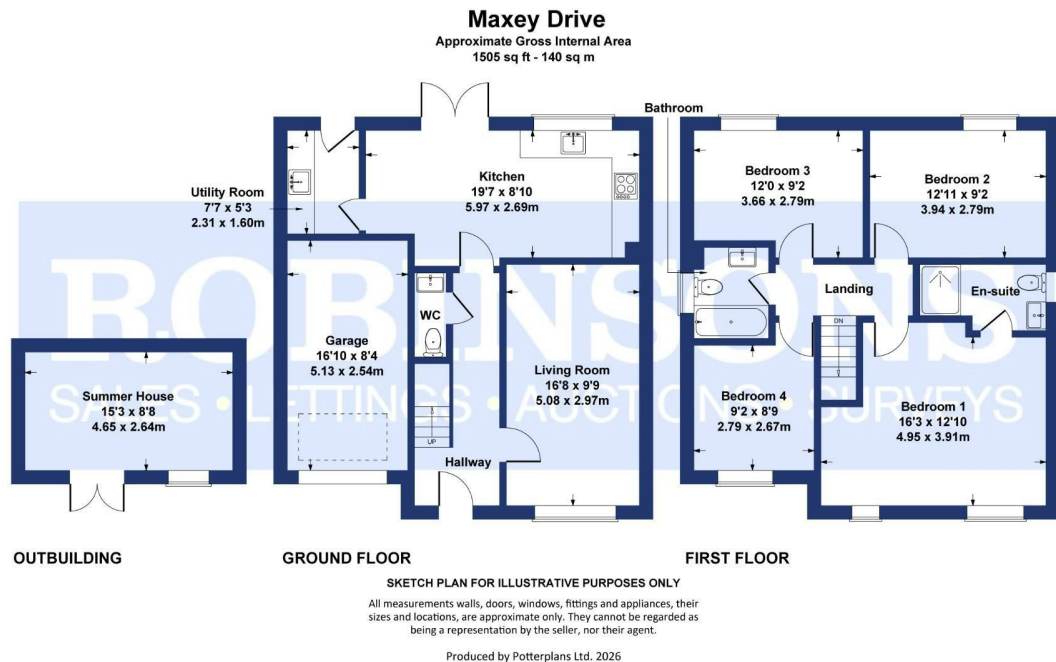
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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